

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 EARLS SQUARE DELACOMBE VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Delacombe

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

15 ARGYLE CRESCENT ALFREDTON VIC 3350	\$790,000	22-May-25
155 KIRKS ROAD SMYTHES CREEK VIC 3351	\$780,000	08-Jul-25
18 BELLVIEW COURT DELACOMBE VIC 3356	\$755,000	14-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 October 2025



**15 ARGYLE CRESCENT
ALFREDTON VIC 3350**

 4  2  3

Sold Price **\$790,000** Sold Date **22-May-25**

Distance **4.72km**



**155 KIRKS ROAD SMYTHES CREEK
VIC 3351**

 4  2  4

Sold Price **\$780,000** Sold Date **08-Jul-25**

Distance **4.93km**



**18 BELLVIEW COURT DELACOMBE
VIC 3356**

 4  2  6

Sold Price **\$755,000** Sold Date **14-Dec-24**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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